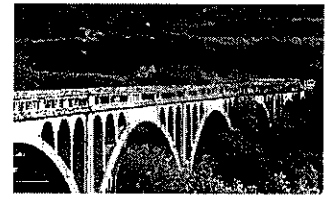


# BONSALL COMMUNITY SPONSOR GROUP

*Dedicated to enhancing and preserving a rural lifestyle*



**Subject:** Meeting minutes of Bonsall Community Sponsor Group

**Date:** May 6, 2008

**Time:** Meeting started at 7:00 PM

**Location:** Bonsall Community Center

**Roll Call:** Present: Morgan (Chair), Davis, (Vice Chair), Lintner, Mallett, Norris  
Absent: None; two vacancies

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JUN 02 2008

SAN DIEGO COUNTY  
DEPT. OF PLANNING & LAND USE

## PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Gerald Walson asked if the Champagne Trailer Park on Old Highway 395 had the proper permits for the activities conducted on site.

Mr. Maverick requested the chair to invite a member of the Metropolitan Water District of Southern California to hear concerns of development and its pressures on the water supply. Since MWD members do not attend local water district board meetings it was expressed that there would be little chance that a member from this agency would come down from Los Angeles to hear concerns from a local planning group. Mr. Maverick was encouraged to contact MWD directly to see if an agency representative would be able to attend a future BCSG meeting.

Mr. Maverick expressed his opposition to the expansion of Highway 76 and the lack of public transportation infrastructure being planned into the project. The BCSG does not have the ability to approve or deny state highway projects but did comment on the EIR.

### 1.0 ADMINISTRATIVE

1.2 The Pledge of Allegiance was led by Mr. Davis

1.4 Approval of April 1, 2008 Meeting Minutes – Motion by Davis to approve as with changes to the reference to cost per rider on the Sprinter (...it costs approximately \$55,000 per person to ride...) be reduced; second by Lintner; Passed 5-0.

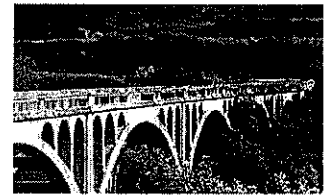
### 1.5 Subcommittee/Meeting reports:

- San Luis Rey Watershed Council – The group finalized the Articles of Incorporation and is now moving forward with finalizing the by-laws for the agency. After these documents have been voted upon by the members official incorporation paperwork will be submitted.
- I-15 Committee – Campus Park West, an extension of a local college, is expected to be set between two quarries and facing a landfill. High density homes are proposed. The San Luis Rey Municipal Water District has dropped their pursuit of the development of a Master Plan for Water, Wastewater and Recycled Water Services. The I-15 committee was re-instated with the current members of the committee.
- NCTD – Article in the paper stating that administrators are overpaid while other staff is underpaid. The company added trips for Cinco de Mayo while cutting other bus trips. There is a need to provide additional room to accommodate bicycle and scooter storage especially in the afternoon.
- Fire Safe Council – Eight councils within Horns District #5 received a \$10,000 grant from his office for the purchase of barricade fire gel. This gel is applied to the exterior of a home as a fire retardant by spraying on a thick gel. This product proved effective during recent



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wildfires on Palomar Mountain. Some councils will provide for free while some may charge a fee.

- 1.6 County of San Diego, Traffic and Engineering Department – Kenton Jones oversees a traffic advisory committee (TAC) that considers the next level of evolution for an intersection. They prioritize safety first and addresses the following issues:

- Parking prohibitions
- Speed Limits
- Stop Signs.

These issues are addressed after development and improvements of streets are completed.

In order to post a parking prohibition in rural areas with no curb, a sign is used. If a planning group in conjunction with a property owner wants a parking prohibition along a specific reach of road front they can appeal to the Board of Supervisors to consider the prohibition.

Motion by Norris to request the county develop a list of property owners along Camino del Rey with the intent to contact them regarding parking issues along their road frontage. Second by Lintner; Passed 5-0.

Thanks to the Department for approving the sight distance modification at the intersection of Osborne and Hutchison Street. A question was raised regarding the large bike events held along the rural roads in Bonsall that have varying degrees of bike lane width. County staff stated that the event promotional company applies for permits and develops the safety plan related to the specific path for the event. They are then in charge of implementing the safety plan on behalf of the event participants.

## 2. PLANNING AND LAND USE

- 2.1 TM 5498 Golf Green Estates Replacement Map This proposed project wraps around the Bonsall Elementary School grounds and is comprised of 111 homes. Mr. Davis provided his comments regarding the project including that it is an Orange County Development project that confines the school for any possible future expansion. Other members expressed their desire for the roads to become private and gated within the community. This would require a major use permit application on the applicant's part and special approval findings to designate the roads as private. This would also require the need for an association fee to manage funds for future repairs and improvements. A traffic study for the intersection on the west side of the school has not been completed. Motion by Mallett to postpone any action pending clarification by the County on the road issue; second by Davis; passed 5-0.

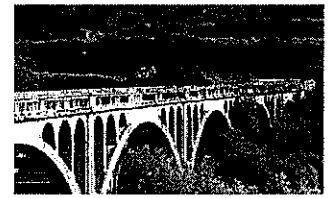
## 3. PERMITS AND VARIANCES

- 3.1 ZAP00-012 Montgomery property/Verizon Wireless Project is located at 29505 Hoxie Ranch Road. This is a map replacement. This project was previously approved by the BCSG for the installation of a back-up emergency generator. This generator was installed prior to obtaining proper permits in 2006. The County of San Diego required the installation of a sound shed to cover the generator before approving the final project. This item is coming before the BCSG again for review of the final plans that includes an additional sound shed to be installed around



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the generator. Other BCSG had questions of the applicant who was not present at the meeting. Motion by Norris to continue this item with the request that the applicant attend the meeting when the item is heard again; second by Davis; Passed 4-1.

## 4. PROJECTS AND COUNTY ACTION

4.1 Williams Property – This Cingular cell site tower was approved by the Planning Commission even though the BCSG recommended denial. The BCSG can appeal to the Board of Supervisors within ten days due to several reasons including, but not limited to: Visual blue-sky line blight, the owners refusal to not make any adjustments per the BCSG requests and the project applicant request; and lack of road maintenance agreement. Norris made a motion to send an appeal letter to the Board of Supervisors regarding the Williams Cell site project. Second by Lintner; passed 5-0.

4.2 General Plan Update – Comments from the Planning and Sponsor Groups are due to be submitted to the County of San Diego on June 28, 2008 for the Technical Review Revisions Draft Land Use Element. Several map versions were present for review. Forecasted populations for these maps were as follows:

- Current population of Bonsall = 9,328
- Referral Map = 15,940
- Hybrid Map = 15,640
- Draft Tentative = 15,290
- Environmentally Superior = 14,890

A motion was made regarding specific Village Core maps by Norris to:

- Designate SR-2 to blend with the adjoining parcel designations
- The VR-20 designated parcel (pink) be no longer included in the Village Core – change to SR-2
- Change the parcel designated as general commercial (red) just south of the village limit line to RL-40. Second by Lintner; Passed 5-0.

## 5. ADJOURNMENT

The meeting was adjourned at 9:30 pm.

